

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

June 19, 2014

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:02 pm.

Board Members present:

Jaime Escobedo

Howard Lange

Joe Mora

Mary Scott

Also in attendance: James Nguyen from Bartlein & Co., Inc. & Bill Bold (Scribe)

Meeting Minutes: The **May Board Meeting minutes** (5/8/14) were discussed and amended by adding the following to "Owners in Attendance" report:

"Mr. Lafranchi (Unit 213) requested permission to keep several large planter boxes where he had already placed them in the Common Area and on building ledges without prior authorization. He requested permission to keep several large "paver" stones in the Common Area where he had already placed them without prior authorization. He also requested permission to install roll-up shades around his patio.

As per CC&R's, the Board denied his request to keep the planter boxes and "pavers" in the Common Area, and required that these items be removed. The Board also required the lattice fence work that has been on-going since last year be completed and properly maintained, or the Board would have to consider the project abandoned and rescind its previous authorization. Mr. Lafranchi agreed to complete all these requirements by the end of May. The Board requested an example of the proposed shades that would be installed before considering the remaining request."

With the above change, the minutes were unanimously **approved**.

Treasurer's Report:

	May 2014	YTD
Total Income	66,920.00	338,116.15
Operating Expenditures	23,118.24	168,671.03
Reserve Expenditures	0.00	6,500.00
Total Expenditures	23,118.24	175,171.03
Transfer to Reserve	(43,801.76)	(162,892.12)
Transfer from Reserve	0.00	64.00
Total in Savings	1,403,020.03	
Total Assets	1,438,077.67	

Due from Unit Owners: \$30,057.64

James N. reported Operating Expenses are approximately 1.5% below budget schedule. The May Treasurer's Report was unanimously **accepted** as presented.

Joe M. reported routine **landscape maintenance**, including placement of ant “traps” at the exterior of all buildings, signing up for a water rebate program with GWD, and presented a proposal for drip irrigation conversion for building 7620 (\$6,835). Board **approved** drip conversion project with Joe M. abstaining.

Old Business

- **Unit exterior address numbers:** James N. reported the inventory of numbers has been received and Affordable Painting will schedule installation (\$1,611; previously approved).
- **Resident Guidelines:** Board discussed, minor clarifications suggested on misuse/abuse of trash/recycling containers or items disposed therein, speed limit in the Grove, pool rules, auto gate and pet regulations and fines for violations thereof. Board will review revised draft at next meeting.

No other Old Business

New Business

- **Handicap parking space request:** Item tabled. Board will invite requestor (unit 256) to attend next meeting to discuss.
- **Staircase repair bldg 7640/370:** Board **approved** bid from Beachside Constr. for minimum work required; bid will be developed as repair is opened up and full extent of damage is identified.
- **Executive session summary of May Meeting:** The Board discussed attorney fees/billing; litigation to recover fees from unit Homeowners with high outstanding balances.

No other new business

At this time, the Board convened in Executive Session.

The meeting was **adjourned** at 8:07 pm.

The next Board meeting is scheduled for Thursday, July 10, 2014, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe